

Village at Monument Homeowners' Association (HOA)

General Board Meeting

Tri Lakes Chamber of Commerce
Community House
300 Hwy 105
Monument CO 80132

**MINUTES from the
February 26, 2020 meeting**

A. PRELIMINARIES

A.1- **Call to Order** at 6:28 pm

A.2- **Roll Call**

President: JoAnne Hilton-Gabeler (Present)

Vice President: Carolyn Ihrig (Present)

Secretary: Carolyn Hodges (Present)

Treasurer: Daryl Richmond (Excused / arrived late due to air travel)

Member at Large: Joe Rubenstein (Present)

Member at Large: Phil Savage (Present)

Member at Large: Lorri White (Present) (Appointment approved 2/26/2020)

Owners attending per sign in sheet were: Laura Kronick and Guenter Ihrig.

A.3- **Adoption of the Agenda Recommendation**

President JoAnne Hilton-Gabeler moved and Carolyn Ihrig seconded that the Agenda be approved as submitted and the motion passed unanimously.

B. CONSENT ITEMS

B.1- **Approval of the Minutes**

President JoAnne Hilton-Gabeler moved and Phil Savage seconded that the Minutes of the January 22, 2020 meeting, as prepared by Secretary Carolyn Hodges, be approved as submitted and the motion passed unanimously.

C. REPORTS and DISCUSSION ITEMS

C.1-Board Resolution - President JoAnne Hilton-Gabeler moved and Carolyn Ihrig seconded that Daryl Richmond will retain full online access to our ENT accounts. The Resolution passed unanimously.

C.2 Treasurer's Resignation was accepted. Daryl Richmond submitted his letter of resignation as of March 6, 2020.

C.3 Rule Resolution, Maintenance Rule (Exhibit __), Insurance Claim Rule (Exhibit __)
The Rule Resolution must be discussed. The Maintenance Rule and the Insurance Claim Rule need to be checked for conflicts with our governing documents. These rules need to be done by June 2020. All Rules and Resolutions will be discussed at our working board meeting scheduled for March 25, 2020.

C.4 Rental Limit Rule (Exhibit __, proposed), Marijuana Rule (Exhibit __, proposed) -
(Discussion will ensue regarding whether or not to place the aforementioned exhibits in Declaration/Covenants or in Rules.)

Discussion was held regarding these rules and it was determined that our attorney should be consulted. It was mentioned that we should comply with the Town of Monument's marijuana policy.

C.5 Reserve Study – The Reserve Study has been previously approved by the Board. President Joanne Hilton-Gabeler is in the process of signing a contract with the professionals preparing the Study.

C.6 Drainage Project – The East side has a drainage and pooling water issue that is resulting in the sinking of the concrete driveway. Board members, JoAnne Hilton-Gabeler and Carolyn Ihrig and owner, Guenter Ihrig met at the site with Metco and the Town of Monument Engineer, Tom Martinez, to survey the situation. The Town Engineer informed Metco of the requirements needed to repair the drainage problem. The Town will waive the fees for a permit and connection to the storm sewer.

A French drain will be installed and connected to the storm sewer. The final estimate from Metco was \$4,390.

President JoAnne Hilton-Gabeler moved and Carolyn Hodges seconded that we approve the Metco estimate of \$4,390. The motion passed unanimously.

This expenditure will be capitalized.

C.7 East side driveway and exit block (safety chain) – It was discovered that the safety chain at the north end of the East side driveway had been taken down. Owner, Guenter Ihrig, secured the chain with locks on each end and added a sign.

C.8 Notification of lawsuit dismissal – We received a copy of the Order Granting Dismissal With Prejudice filed with the court on December 13, 2019, case number 2017CV414 regarding the Laura Kronick lawsuit.

C.9 Tri Lakes Chamber of Commerce membership – Since we use the Tri Lakes Chamber of Commerce building for our meetings, it was decided to become a member of the Chamber and the annual membership fee is \$141.76. Since we are a 501(c)4 nonprofit, corporation, and now a member, the rental fee will not be charged when we use their facilities.

C.10 Sonya Camarco Restitution – Carolyn Ihrig had a telephone conversation with Steve Lebel of Anderson, Dude & Lebel, the law firm that represents the HOA, (See Exhibit ___) in regard to the Sonya Camarco restitution. Mr. Lebel stated that restitution is normally collected by the Probation Department upon her release from prison. This is not a top priority of the Probation Department.

Mr. Lebel stated that he has a conflict of interest due to the fact that Sonya Camarco hired him as her personal attorney.

Due to Mr. Lebel's conflict of interest, we need to find an attorney to handle our case on a contingency basis. We need to file a civil lawsuit to place a judgment against Sonya's assets. The statute of limitations runs out in August 2020. Our attorney, Bryce Meighan, feels that we must file this lawsuit in order to uphold our fiduciary duties.

C.11 Snow removal contract – We need to modify our Declarations/Covenants to change the amount of snow fall before snowplows are dispatched. Metco states that they must come out when snowfall reaches 5 inches. Further discussion will be held at our next board meeting.

C.12 Phil Savage (Architectural Control Committee) – Phil Savage will present his updated report at the next Board meeting.

A lengthy discussion was held regarding the painting of houses on the West side and what houses should be painted and when. We will work out the details when formulating the Maintenance Rule and then discuss at another general meeting.

Phil Savage brought up the issue of timely house painting on the East side. President JoAnne Hilton-Gabeler reported that attorney Steve Lebel's Maintenance Rule notes of 2014 stated that he couldn't find any verbiage in our documents that had the HOA controlling East side painting.

Phil Savage reported he will have the West side roofs inspected in the near future.

Phil Savage reported the West side gutters will be cleaned when the weather permits.

We discussed owner, Linda Baker's deck issues and decided to defer further discussion

until the Maintenance Rule is completed. Carolyn Ihrig reported that our handyman will be going out to Linda Baker's property to have a look at the deck.

C.13 Daryl Richmond/ finance manager – Daryl Richmond gave the financial reports consisting of Monthly Budget Report, dated January 2020 and Statement of Financial Position, dated January 31, 2020. (See Exhibit __)

Carolyn Ihrig moved and Carolyn Hodges seconded that the financial reports be approved as submitted and the motion passed unanimously.

Carolyn Ihrig spoke to Tressa Bishop at CB Insurance, our HOA insurance broker. Our insurance policy covers Daryl Richmond as a volunteer accountant for theft only. (See Attachment __)

C.14 El Paso County Assessor reports on Village at Monument – President JoAnne Hilton-Gabeler reported that she discovered there are three different reports on the Village at Monument HOA common area property. She will follow up on this.

President JoAnne Hilton-Gabeler reported that a parcel of land between the YMCA and Highway 105 also has the designation "Village at Monument."

C.15 HOA Social Committee – Lorri White said she might consider chairing this committee. She stated that her neighbor, Angela, is interested in serving on the committee.

Discussion was held about having a family function, perhaps in August, where we block off the street and have a cookout. We could obtain permission from the Town of Monument to do this legally.

C.16 New Neighbors and Homes Sold – Erin Field purchased the Baerman home and Mr. & Mrs. Lovato purchased the Richmond home.

D. ACTION ITEMS

D.1 Lorri White Appointment to VAMHOA Board – Lorri White will fill the Board position vacated by Paul Baerman for the remainder of his term in 2020. President JoAnne Hilton-Gabeler moved and Phil Savage seconded that Lorri White be appointed to the Board and the motion passed unanimously.

D.2 Carolyn Ihrig reported that the inspection of Daryl Richmond's home revealed some issues that needed to be repaired. Daryl submitted a report with pictures of the necessary repairs. Carolyn Ihrig and our handyman went to the property to look at the

items needing repaired. The cost of these repairs totaled \$510 and the Board acknowledged that the repairs were the HOA's responsibility.

ADJOURNMENT - President JoAnne Hilton-Gabeler moved, Phil Savage seconded and it was unanimously approved that the General Board meeting of VAMHOA be adjourned at 9:08 pm.

Respectfully submitted,
Carolyn Hodges
Secretary/Reporting Treasurer

